

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
54		WYMAN ST, ARLINGTON

## OWNERSHIP

Owner 1:	WILLIAMS JAMES S				
Owner 2:					
Owner 3:					
Street 1:	54 WYMAN ST				
Street 2:					
Twn/City:	ARLINGTON				
St/Prov:	MA	Cntry:		Own Occ:	Y
Postal:	02474			Type:	

## PREVIOUS OWNER

Owner 1:	WILLIAMS PAUL G -		
Owner 2:	-		
Street 1:	54 WYMAN ST		
Twn/City:	ARLINGTON		
St/Prov:	MA	Crtry:	
Postal:	02474		

## NARRATIVE DESCRIPTION

This parcel contains 5,280 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1900, having primarily Asbestos Exterior and 1893 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

[illegible]

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

[illegible]

Total AC/HA:	0.12121	Total SF/SM:	5280	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	462,722	Spl Credit	Total:	462,700
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

## Residential

**CARD**

**ARLINGTON**

**APPRAISED:**

**USE VALUE:**

**ASSESSED:**

Total Card /

Total Parcel

**739.300**

**739,300**

**739,300**



**Patriot**  
Properties Inc.

**USER DEFINED**

	Prior Id # 1:	29542	
	Prior Id # 2:		
	Prior Id # 3:		
5	Prior Id # 1:		
	Prior Id # 2:		
	Prior Id # 3:		
	Prior Id # 1:		
1	Prior Id # 2:		
	Prior Id # 3:		
	ASR Map:		
	Fact Dist:		
	Reval Dist:		
	Year:		
	LandReason:		
	BldReason:		
	CivilDistrict:		
	Ratio:		

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	5280.000	271,300	5,300	462,700	739,300		29542
							GIS Ref
							GIS Ref
Total Card	0.121	271,300	5,300	462,700	739,300	Entered Lot Size	
Total Parcel	0.121	271,300	5,300	462,700	739,300	Total Land:	
Source: Market Adj Cost	Total Value per SQ unit /Card:		390.59	/Parcel: 390.5		Land Unit Type:	Insp Date

## PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	271,600	5300	5,280.	462,700	739,600	739,600	Year End Roll	12/18/2019
2019	101	FV	215,300	5300	5,280.	491,600	712,200	712,200	Year End Roll	1/3/2019
2018	101	FV	216,700	5300	5,280.	358,600	580,600	580,600	Year End Roll	12/20/2017
2017	101	FV	216,700	5300	5,280.	312,300	534,300	534,300	Year End Roll	1/3/2017
2016	101	FV	216,700	5300	5,280.	266,100	488,100	488,100	Year End	1/4/2016
2015	101	FV	211,100	5300	5,280.	260,300	476,700	476,700	Year End Roll	12/11/2014
2014	101	FV	211,100	5300	5,280.	214,000	430,400	430,400	Year End Roll	12/16/2013
2013	101	FV	211,100	5300	5,280.	203,600	420,000	420,000		12/13/2012

## SALES INFORMATION

## TAX DISTRICT

**PAT ACCT.**

[illegible]

## BUILDING PERMITS

[illegible]

### ACTIVITY INFORMATION

Date	Result	By	Name
11/15/2017	Inspected	BS	Barbara S
10/7/2017	MEAS&NOTICE	HS	Hanne S
6/11/2014	External Ins	PC	PHIL C
1/8/2009	Meas/Inspect	345	PATRIOT
3/2/2000	Meas/Inspect	268	PATRIOT
8/18/1993		AJS	

Sign:

VERIFICATION OF VISIT NOT DATA

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Sign:

VERIFICATION OF VISIT NOT DATA

\_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

## EXTERIOR INFORMATION

Type:	6	- Colonial	
Sty Ht:	2A	- 2 Sty +Attic	
(Liv) Units:	1	Total:	1
Foundation:	3	- BrickorStone	
Frame:	1	- Wood	
Prime Wall:	5	- Asbestos	
Sec Wall:			%
Roof Struct:	3	- Gambrel	
Roof Cover:	1	- Asphalt Shgl	
Color:	GREY		
View / Desir:			

## GENERAL INFORMATION

Grade:	C	- Average	
Year Blt:	1900	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdic:		Fact:	
Const Mod:			
Lump Sum Adj:			

## INTERIOR INFORMATION

Avg Ht/FL:	STD	
Prim Int Wall:	2	- Plaster
Sec Int Wall:		%
Partition:	T	- Typical
Prim Floors:	4	- Carpet
Sec Floors:	5	- Lino/Vinyl
Bsmnt Flr:	12	- Concrete
Subfloor:		
Bsmnt Gar:		
Electric:	3	- Typical
Insulation:	2	- Typical
Int vs Ext:	S	
Heat Fuel:	1	- Oil
Heat Type:	3	- Forced H/W
# Heat Sys:	1	
% Heated:	100	% AC:
Solar HW:	NO	Central Vac:
% Com Wall:		% Sprinkled:

## MOBILE HOME

## SPEC FEATURES/YARD ITEMS

SPECIAL FEATURES YARD ITEMS													PARCEL ID		Parcel 0000 000000			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X21	A	AV	1925	20.95	T	40	101			5,300			5,300
2	Frame Shed	D	Y	1	8X8	A	AV	1997	0.00	T	17.6	101						